

CITY OF MUSKEGON
PLANNING COMMISSION
REGULAR MEETING

DATE OF MEETING: Thursday, January 12, 2023 at 4 pm
PLACE OF MEETING: Commission Chambers, First Floor, Muskegon City Hall

AGENDA

- I. Roll Call
- II. Approval of minutes from the regular meeting of December 15, 2022.
- III. Elections
- IV. Old Business
- V. Public Hearings
 - A. Hearing, Case 2023-01: Request to amend the Planned Unit Development at Hartshorn Village (920, 1050, 1060, 1000 and 1010 W Western Ave), by Harbor West, LLC
 - B. Hearing, Case 2023-02: Request to amend the Planned Unit Development at Adelaide Point (1148 and 1204 W Western Ave), by Adelaide Point QOZ.
- VI. New Business
 - A. Case 2023-03: Request for a site plan review for a 36,000 sf building addition at 2259 S Sheridan Rd, by Pacific Floorcare.
- VII. Other
 - A. Update on previous cases
- VIII. Adjourn

AMERICAN DISABILITY ACT POLICY FOR ACCESS TO OPEN MEETINGS OF THE CITY OF MUSKEGON AND ANY OF ITS COMMITTEES OR SUBCOMMITTEES

To give comment on a live-streamed meeting the city will provide a call-in telephone number to the public to be able to call and give comment. For a public meeting that is not live-streamed, and which a citizen would like to watch and give comment, they must contact the City Clerk's Office with at least a two-business day notice. The participant will then receive a zoom link which will allow them to watch live and give comment. Contact information is below. For more details, please visit: www.shorelinecity.com

The City of Muskegon will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities who want to attend the meeting with twenty-four (24) hours' notice to the City of Muskegon. Individuals with disabilities requiring auxiliary aids or services should contact the City of Muskegon by writing or by calling the following:

Ann Marie Meisch, MMC
City Clerk
933 Terrace Street
Muskegon, MI 49440
231-724-6705
clerk@shorelinecity.com

STAFF REPORT

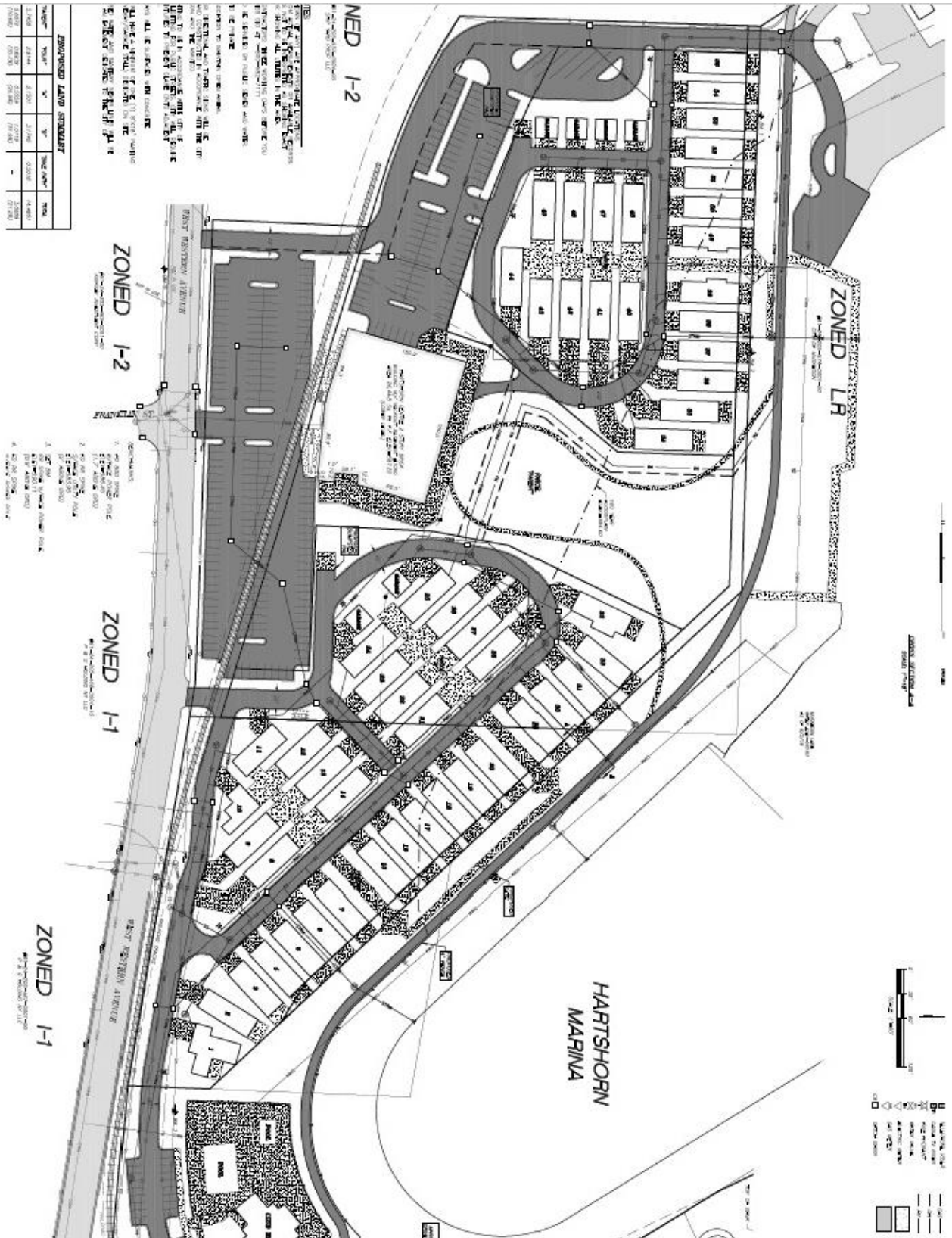
January 12, 2023

Hearing, Case 2023-01: Request to amend the Planned Unit Development at Hartshorn Village (920, 1050, 1060, 1000 and 1010 W Western Ave), by Harbor West, LLC

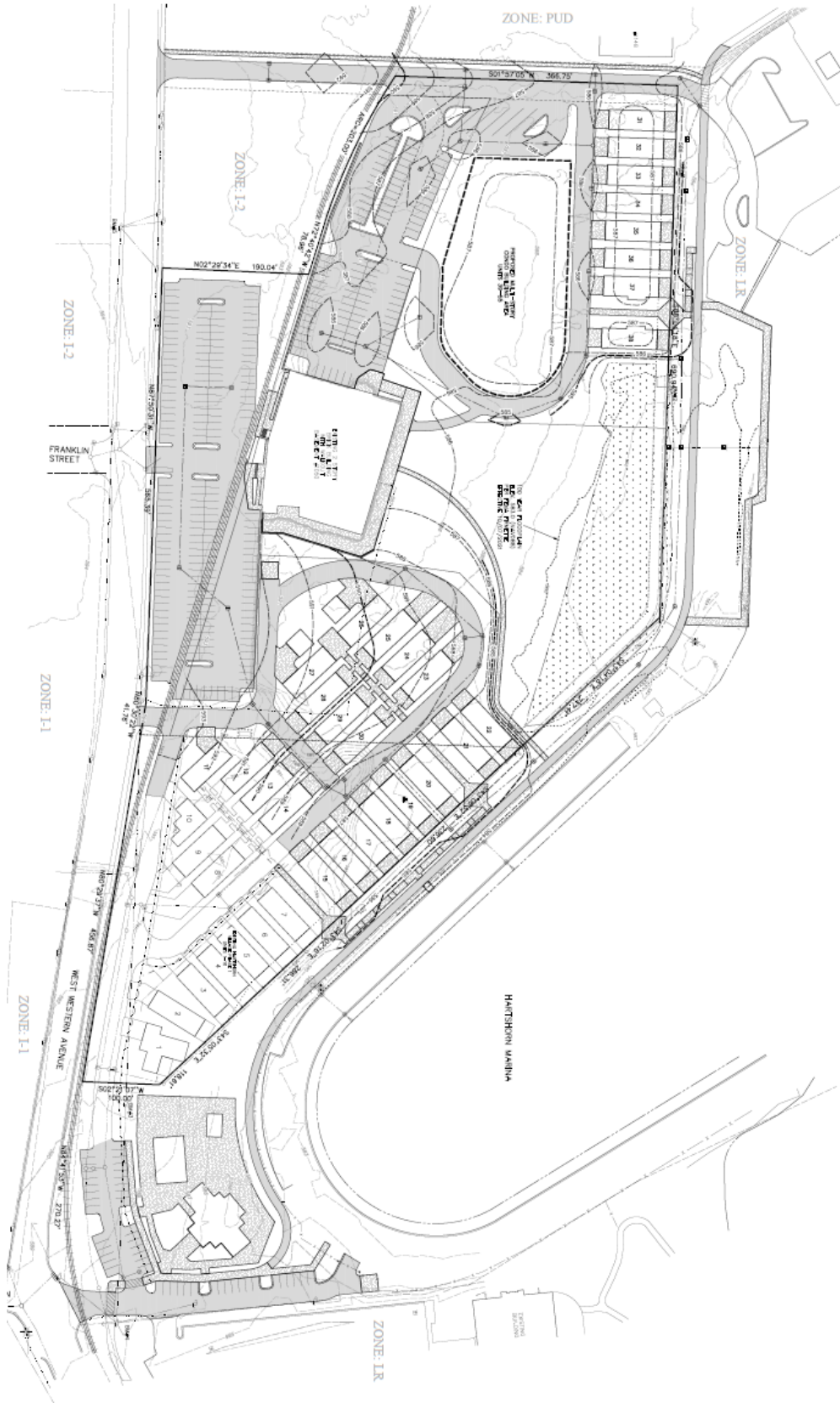
SUMMARY

1. The original PUD was approved in February 2019 and included 55 detached single-family houses. It was amended in March of 2022 to remove 17 single-family homes west of Fricano's Place and to add a 17-unit multi-story residential building. The walking path connecting Fricano's Place to the bike path was also slightly modified.
2. This proposed amendment includes the following changes:
 - a. The next phase (Phase 2) of the single-family development has been reduced in size to what is now indicated on the plans. An additional 10 units (units 11-20) are proposed. With the reduced scope of Phase 2, the existing access from W Western to the parking area along the lake will remain. Development plans for the remaining property west of the access drive is yet to be determined. Once plans are finalized, the applicant will submit plans outlining the details. The parking lot to the north of the bike path, adjacent to the lake, will also remain. Previous plans depicted this area as public green space. There is a proposed gate separating this parking area from the Hartshorn launch ramp parking area.
 - b. For the west parcel adjacent to Adelaide Point a boat storage facility will be constructed in the area previously approved for eight single-family houses and a 17-unit condo building. The facility will provide winter storage and short-term seasonal storage and launching of boats for customers. Boats will need to be transported over the bike path. The proposed bike path is planned to stay in place, but it will be barricaded off when a boat is being launched. There will be a new alternate bike path around the building for when that happens. Please note that the Adelaide Point development is no longer planning on using their east basin to launch boats. Boats from that development will also be using the Hartshorn launch ramp as well as the general public.
 - c. The existing parking for Fricano's Place will remain as it currently is and the new parking to the west will be eliminated.
 - d. The Hartshorn Village Condominium will be amended and all documents revised to convert the condominium from a traditional condominium to a site condominium.
3. The Michigan Department of Environment, Great Lakes and Energy (EGLE) has determined that the area north of Fricano's parking lot is a designated wetland.
4. Notices were sent to everyone within 300 feet of this property. At the time of this writing, staff had not received any comments from the public.

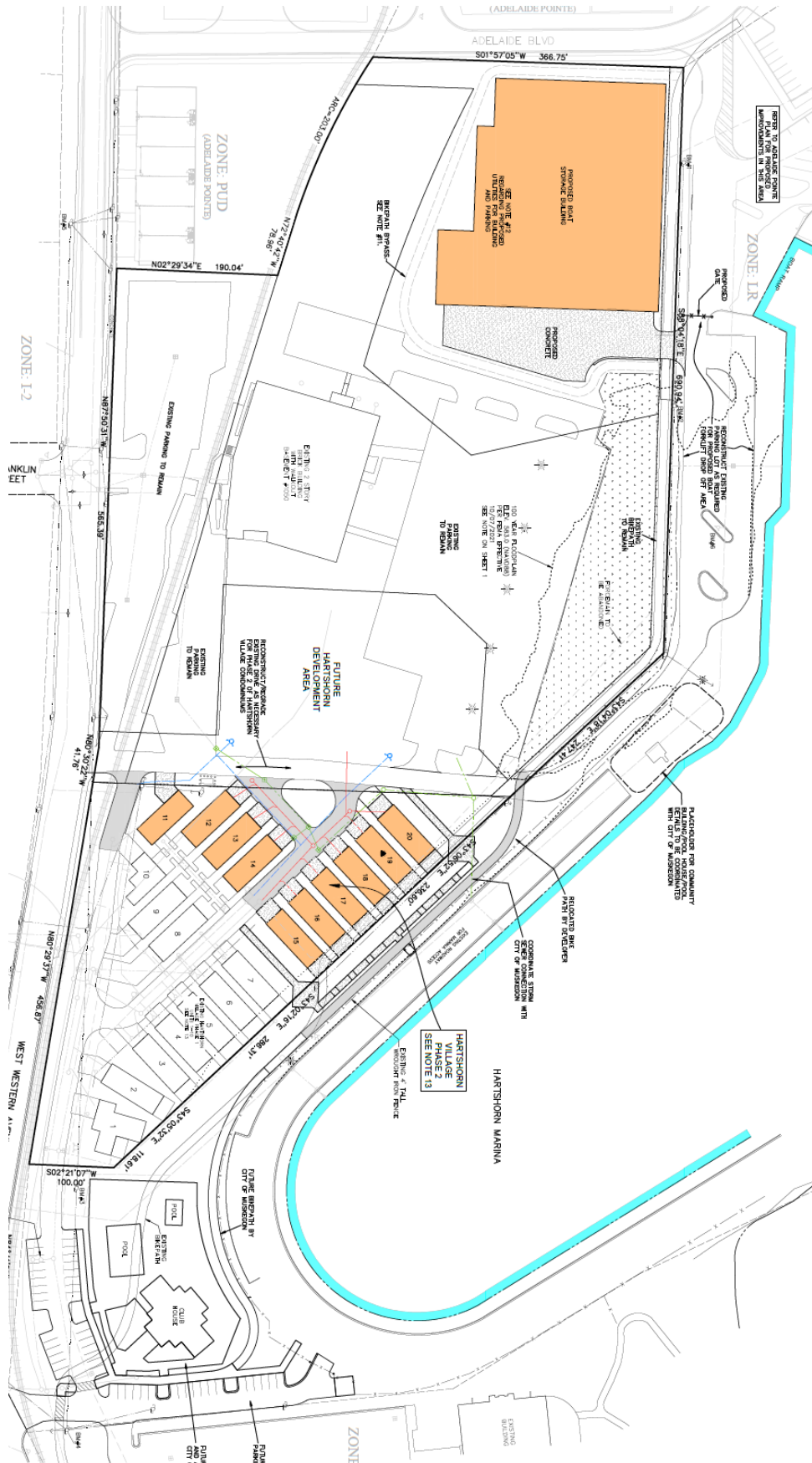
Original PUD from 2019



Amended PUD from 2022



Current Proposed Amendment



STAFF RECOMMENDATION

Staff recommends approval if the following items are addressed.

- The City's application for floodplain fill and wetland was recalled by a joint request of the developer and the City due to the anticipated changes to this development. The trail and parking lot need to be adjusted per the previous application to protect the trail during high water and precipitation events, and previous versions of this development proposed a combined storm sewer system. Staff has questions on how these changes will affect the project:
 - How will this plan accommodate the necessary changes to the storm sewer system?
 - How will the proposed boat storage building be drained?
 - How will the City parking lot be rebuilt within the floodplain?
- The note regarding reconstructing the parking lot as required to allow for the boat forklift drop off area should be vague and should be revised. A specific plan of reconstruction should be required. This should include provisions for heavy-duty concrete in any areas where the forklift will operate, and for safe crossing of the trail and the City's boat launch access drive. The existing parking lot that is to remain on the north side of the bike path should create greenspace along the waterfront for fisherman.
- More information is needed on the proposed gate to the Hartshorn launch ramp.
- "Note #12" regarding utilities is insufficient. The Adelaide Pointe development does not provide sanitary sewer service in the area of the building. A plan for sanitary sewer service is required.
- The boat storage building, and possibly other parts of the development, will need to be submitted for storm water management review. Any grandfathering of the new storm water rules due to an approved PUD, if such was ever granted, would be removed by the substantial changes proposed.
- Will there be enough boat trailer parking spaces without the proposed parking lot west of Fricano's Place? Ideally, the parking for the development would be located west of Fricano's place, rather than in front of it.
- The size of the boat storage facility is not depicted. It should list the size and height and include renderings.

DELIBERATION

The following proposed motion is offered for consideration:

I move that the request to amend the Planned Unit Development at Hartshorn Village be recommended to the City Commission for approval, with the following conditions:

1. The applicant must demonstrate to staff how they intend to meet the stormwater requirements.
2. It must be noted that the trail and parking lot need to be adjusted per the previous application to protect the trail during high water and precipitation events.
3. The size of the boat storage facility must be described and a rendering must be provided.
4. The note regarding reconstructing the parking lot as required to allow for the boat forklift drop off area should be too vague and must be revised. A specific plan of reconstruction is required and must be approved by staff. This should include provisions for heavy-duty concrete in any areas where the forklift will operate, and for safe crossing of the trail and the City's boat launch access drive. It must also depict how the parking spaces will be laid out and include a stretch of greenspace along the waterfront. Plans must be approved for how the proposed gate system will operate or the gate must be removed.
5. A plan for sanitary sewer is required and must be approved by staff.
6. The development must obtain a storm water management permit from staff.

SUMMARY

1. The original PUD was approved in September 2021 and included a waterfront community with condominiums, apartments, marina, marina services, commissary facilities, boat storage, public waterfront trails, restaurant, retail, light industrial, general business, storage yards and warehousing.
2. The PUD was amended in June 2022 and included the following changes:
 - a. the addition of a new street (Adelaide Ave).
 - b. Adelaide Circle was turned into a one-way street with angled parking. All streets were noted to remain public.
 - c. Removed a condominium building and split two buildings on the east side of development.
3. The new PUD amendment is seeking the following changes to the site plan:
 - a. Condo building one (west waterfront side of development) rotated slightly to avoid the bike trail.
 - b. Swimming pool from condo building one removed.
 - c. East basin boat launch removed. Boats will now be launched at the Hartshorn launch ramp. It will remain open to the public and also be used to launch boats from the proposed Hartshorn Village boat storage building.
 - d. Boat condo structures (C6) combined into one building.
4. Notices were sent to everyone within 300 feet of this property. At the time of this writing, staff had not received any comments from the public.



SHEET NOTES:

C. COMMERCIAL BUILDINGS

- C1. ADRIAN POINT OFFICE
- C2. LIGHT INDUSTRY
- C3. WAREHOUSING / BOAT STORAGE
- C4. WAREHOUSING / BOAT STORAGE
- C5. RETAIL / BOAT SERVICE / BOAT STORAGE
- C6. WAREHOUSING / BOAT STORAGE
- C7. WAREHOUSING / BOAT STORAGE
- C8. WAREHOUSING / BOAT STORAGE
- C9. WAREHOUSING / BOAT STORAGE

R. RESIDENTIAL BUILDINGS

- R1. CONDOMINIUM BUILDING
- R2. CONDOMINIUM / COMMERCIAL
- R3. CONDOMINIUM / COMMERCIAL
- R4. CONDOMINIUM BUILDING
- R5. CONDOMINIUM BUILDING
- R6. APARTMENT BUILDING

B. MIXED USE BUILDING / APARTMENTS

- B1. SALES / RETAIL / RESTAURANT
- B2. BAR / LOBBY
- B3. BOILER SERVICES
- B4. RESTROOM / PAULSON
- B5. POOL

M. MARINA / MARINA SERVICES

- M1. WEST SIDE MARINA
- M2. TRANSIENT SLIPS
- M3. SLIP ACCESS POINT
- M4. ROCK GARDENS
- M5. SLIP WELL / PAVES
- M6. FUEL DOCKS

A. PUBLIC AMENITIES

- A1. BREEZE & PEDESTRIAN TRAILS
- A2. WEST POINT PARK
- A3. LINEAR PARKS
- A4. EAST BASIN PARK
- A5. FISHING PIER
- A6. PAVILIONS
- A7. BREEZING
- A8. EVENT LAWN
- A9. ON STREET PARKING
- A10. OFF STREET PARKING
- A11. RESTROOMS
- A12. PARKING GARAGE ACCESS

Amended PUD from 2022

[illegible]

SHEET NOTES:

- C COMMERCIAL BUILDINGS
 - C1 ALLIANCE POINT OFFICES
 - C2 LIGHT INDUSTRY
 - C3 WAREHOUSING / NON-T STORAGE
 - C4 WAREHOUSING / NON-T STORAGE
 - C5 RETAIL / NON-T SERVICE / NON-T STORAGE
 - C6 WAREHOUSING / NON-T STORAGE
 - C7 WAREHOUSING / NON-T STORAGE
 - C8 WAREHOUSING / NON-T STORAGE
 - C9 WAREHOUSING / NON-T STORAGE
- A MANNA / MANNA SERVICES
 - A1 WEST ST MANNA
 - A2 TRAVELER SUITS
 - A3 SHIP ACCESS POINT
 - A4 ROCK GROTTO
 - A5 SHIP YELL / PUMPS
 - A6 FUEL DOORS
- A PUBLIC AMENITIES
 - A1 RICE B PROSVAN REALTS
 - A2 WEST POINT PARK
 - A3 UNION PARKS
 - A4 EAST PARKWAY
 - A6 PANFLOS
 - A7 BIRCH WOODS
 - A8 EVER LUMEN
 - A9 ON STREET PARKING
 - A10 OFF STREET PARKING
 - A11 RESIDENCE
 - A12 PARKING GARAGE ACCESS
- B WATER USE BUILDINGS / AMENITIES
 - B1 SALES / RETAIL / RESTAURANT
 - B2 BAR / CAFE
 - B3 BOILER SERVICES
 - B4 RESTROOMS / PANTRY
 - B5 FOOD
- R RESIDENTIAL BUILDINGS
 - R1 CONDOMINIUM BUILDING
 - R2 CONDOMINIUM / COMMERCIAL
 - R3 CONDOMINIUM / COMMERCIAL
 - R4 CONDOMINIUM BUILDING
 - R6 MANHATTAN BUILDING

Current Proposed Amendment



SHEET NOTES:

- C COMMERCIAL BUILDINGS
 - C1 ADELAIDE POINT OFFICES
 - C2 LIGHT INDUSTRY
 - C3 WAREHOUSING / BOAT STORAGE
 - C4 WAREHOUSING / BOAT STORAGE
 - C5 RETAIL / BOAT SERVICE / BOAT STORAGE
 - C6 WAREHOUSING / BOAT STORAGE
 - C7 WAREHOUSING / BOAT STORAGE
 - C8 WAREHOUSING / BOAT STORAGE
 - C9 WAREHOUSING / BOAT STORAGE
- M MARINA / MARINA SERVICES
 - M1 WEST LIP MARINA
 - M2 TRANSIENT SLIPS
 - M3 SLIP ACCESS POINT
 - M4 PILE SUPPORTED STRUCTURE WITH STEEL SHEET PILE WAVE FENCE
 - M5 SLIP WELL / SHADPS
 - M6 FUEL DOCKS
- A PUBLIC AMENITIES
 - A1 BREEZE FRESTMAN TRAILS
 - A2 WEST POINT PARK
 - A3 LINEAR PARKS
 - A4 EAST BAY PARK
 - A7 BREEZES
 - A8 EVENT LAWN
 - A9 ON STREET PARKING
 - A10 OFF STREET PARKING
 - A12 PARKING GARAGE ACCESS
- R RESIDENTIAL BUILDINGS
 - R1 CONDOMINIUM BUILDING
 - R2 CONDOMINIUM / COMMERCIAL
 - R3 CONDOMINIUM / COMMERCIAL
 - R4 CONDOMINIUM BUILDING
 - R6 APARTMENT BUILDING
- B MIXED USE BUILDING / AMENITIES
 - B1 SALES / RETAIL / RESTAURANT
 - B3 BOATER SERVICES
 - B4 POOL

STAFF RECOMMENDATION

Staff recommends approval if the following items are addressed.

- The applicant should depict in more detail how the boat launch operations will interact with the traffic on Adelaide Blvd and the bike path. Will the general public be able to access the boat launch from Adelaide Blvd? What will prevent them (and other vehicles on the street) from driving over the bike path?
- It may also be worth considering to put the bike path extension to Adelaide Blvd behind the buildings depicted as C5. These will be storage buildings with individual curb cuts. It would be safer to direct pedestrian traffic behind this building.
- Elevations for the boat storage building (C6) should be provided.

DELIBERATION

The following proposed motion is offered for consideration:

I move that the request to amend the Planned Unit Development at Hartshorn Village be recommended to the City Commission for approval, with the following condition:

1. The applicant must depict in more detail how the boat launch operations will interact with the traffic on Adelaide Blvd and the bike path.
2. An alternative bike path is placed behind the buildings depicted as C5.
3. Elevations for the boat storage building (C6) are provided.

Case 2023-03: Request for a site plan review for a 36,000 sf building addition at 2259 S Sheridan Rd, by Pacific Floorcare.

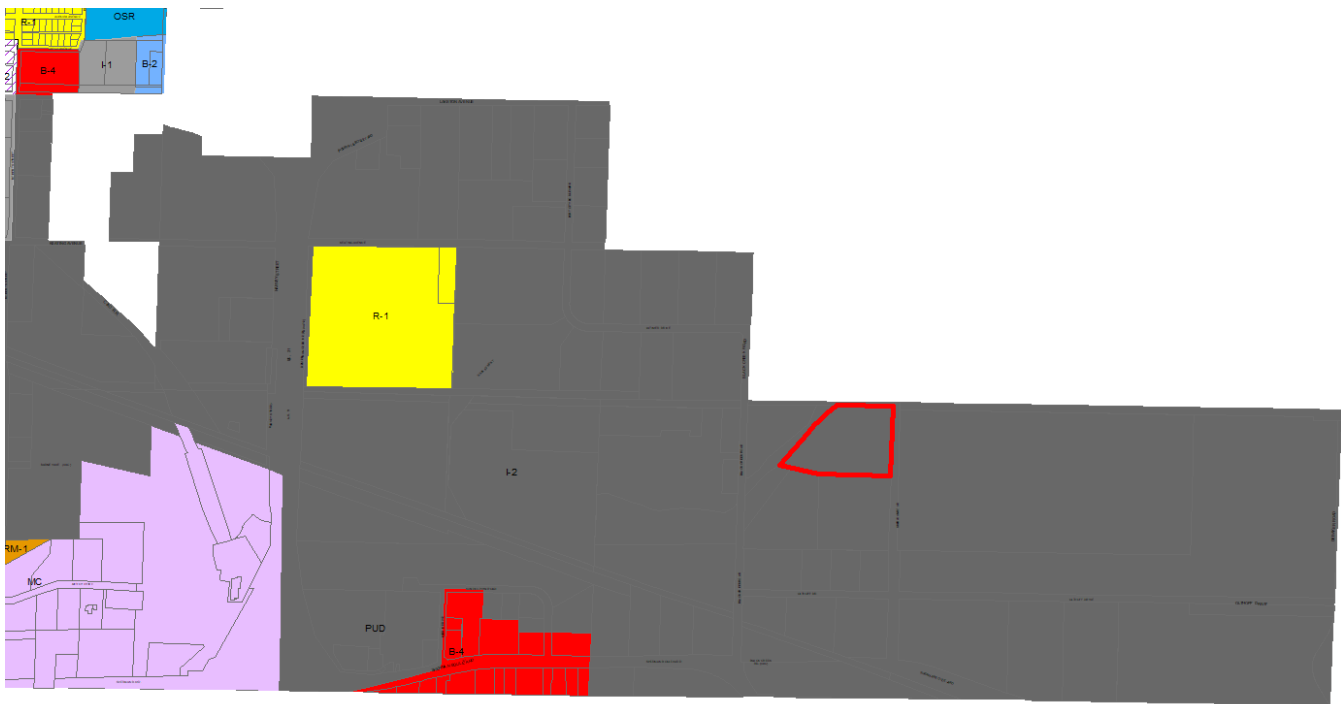
SUMMARY

1. The property is zoned I-2, General Industrial.
2. The property measures 11.5 acres and the current building measures 35,244 sf.
3. Please see the enclosed site plan.
4. The proposed addition is to the west of the current building and measures an additional 36,000 sf.
5. The new parking lot measures approximately 20,000 sf.
6. A stormwater detention basin is proposed to the north of the new parking lot.
7. Black Creek runs along the western edge of the property, but is over 100 feet away from any new development.
8. Approximately 1.6 acres of vegetation will be cleared to make room for the new building, parking lot and detention basin.
9. Some city departments are still reviewing the plans and additional comments will be made available at the meeting.

2259 S Sheridan Rd



Zoning Map



Aerial Map



STAFF RECOMMENDATION

Staff recommends approval of the site plan, with the following condition:

1. A landscaping plan must be approved by staff. It must include new shrubs along the parking lot side of the addition and must also include landscaping islands in the new parking lot or additional landscaping must be planted along the edge of the parking lot.
2. A stormwater permit must be obtained from the Engineering Department.

DELIBERATION

The following proposed motion is offered for consideration:

I move that the request for a site plan review for a 36,000 sf building addition at 2259 S Sheridan Rd be approved with the following condition:

1. A landscaping plan must be approved by staff. It must include new shrubs along the parking lot side of the addition and must also include landscaping islands in the new parking lot or additional landscaping must be planted along the edge of the parking lot.
2. A stormwater permit must be obtained from the Engineering Department.